Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.360 AMARAVATI, MONDAY , APRIL 30, 2018 **G.131**

NOTIFICATIONS BY GOVERNMENT

--x--

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

VUDA – PROPOSAL FOR CHANGE OF LAND USE FROM INDUSTRIAL LAND USE ZONE AND PUBLIC AND SEMI PUBLIC USE TO RESIDENTIAL LAND USE ZONE AND PARTLY COMMERCIAL LAND USE ZONE IN SY. NO. 49/1, 62, 63/2, 64, 65/2, 65/5 AND 66/P OF VANTITADI AGRAHARAM (V), VIZIANAGARAM MANDAL & DISTRICT TO AN EXTENT OF AC.35.98 CTS (145611.06 SQ. MTS). APPLIED BY M/S SARVARAYA TEXTILES LTD., VIZIANAGARAM.

[Memo No.1089478/M1/2018, Municipal Administration & Urban Development (M) Department, 30th April, 2018]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority/Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati

DRAFT VARIATION

BIT –A

The site falling in Sy.No.62, 64, 65/2, 5 & 66 Part of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District, admeasuring an area of 1,47,668.40 Sq. Yds OR 1,23,473.97 Sq. Mts OR Ac.30.51 Cts. The boundaries of which are given in the schedule below, which was earmarked for Industrial land use in Zonal Development Plan of Vizianagaram sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Partly Commercial use and Partly Residential use, which was shown in Vizianagaram Zonal Development Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions:-

i. To provide 40'wide road to the Government land parcel in Sy.No. 63/3 situated within the applicant's site connecting up to the existing public road on northern side and handover the same to Vizianagaram Municipality at free of cost through registered gift deed.

ii. the applicant has to submit corrected sub- division maps and document pertaining to Sy. No. 65/5 duly getting registration, before confirmation orders, since the Sy. No. 65/3 (Ac.0.40 Cts) is classified as tank, Government Poramboke, but the applicants land is covered by the Sy. No. 65/5 (Ac. 0.36Cts) as per web land information.

iii. The applicant has to hand over the road widening area of 768.93 Sq. Mts (Ac. 0.19 Cts) covered in the proposed widening of 30 Mts wide Master Plan road to the respective Local body at free of cost through registered gift deed.

BIT -B

The site falling in Sy.No. 49/1 Part of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District, admeasuring an area of 25,555.20 Sq. Yds OR 21368.16 Sq. Mts OR Ac.5.28 Cts. The boundaries of which are given in the schedule below, which was earmarked for Public & Semi- Public Land use in Zonal Development Plan of Vizianagaram sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Residential use, which was shown in Vizianagaram Zonal Development Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions :-

i. The proposed site Bit- B is having approach road width varying from 22' to 40' to a length of 120' at the joining point of Bit- B. It requires 40' wide approach road as per G.O.Ms. No. 275 and the same has to be handed over to the respective Local body at free of cost through registered gift deed, for considering approval to the proposed site, subject to preparation of RDP for the entire stretch making it to 40' wide road.

COMMON CONDITIONS FOR BIT –A & BIT- B;

i. The applicant has to observe green buffer and other regulations stipulated as per G.O.Ms. No. 119, MA dated 28.03.2017 while obtaining the building plan approvals for the proposed project since, the proposed site is abutting to Railway track and tanks (Govt lands) etc.,

ii. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.

iii. the applicant shall obtain approval of building plans for construction of buildings from competent authority duly paying necessary charges as per rules in force.

iv. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Vizianagaram Municipality before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

v. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

vi. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.The change of land use shall not be used as the proof of any title of the land.

vii. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

viii. any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES FOR BIT-A

North :Existing C.C Road.

East :Existing 20 Mts road proposed 30 Mts wide Master Plan road and vacant land in Sy. No. 66/p of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District.

South :Existing village road, land in Sy. No. 65 part and land belongs to M/s Sarvaraya Textiles Ltd in Sy No. 66 part of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District.

West :Others land in Sy. No. 65 part and 63 part of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District and Railway land & track.

SCHEDULE OF BOUNDARIES FOR BIT-B

North :Government Technical Institution, existing BT Road (Varying width of 22’to 40’to a length of 120’)

East : Railway land & Track

South : land belongs to Market Yard in Sy. No. 49 Part of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District.

West :Tank in Sy. No. 50 of Vantitadi Agraharam Village, Vizianagaram Mandal, Vizianagaram District.

R KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT